



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-366-5433

CASE NUMBER: PD16-21 **APPLICANT:** Cedar Lane, L.L.C.

DATE: October 13, 2016 **LOCATION:** West side of S. Classen Blvd. at intersection with 24th Avenue S.E.

TO: Interested Neighbors **WARD:** 7

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of 2025 Plan Amendment, Rezoning and Platting

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of multi-family units, retail, and office. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning will be required.

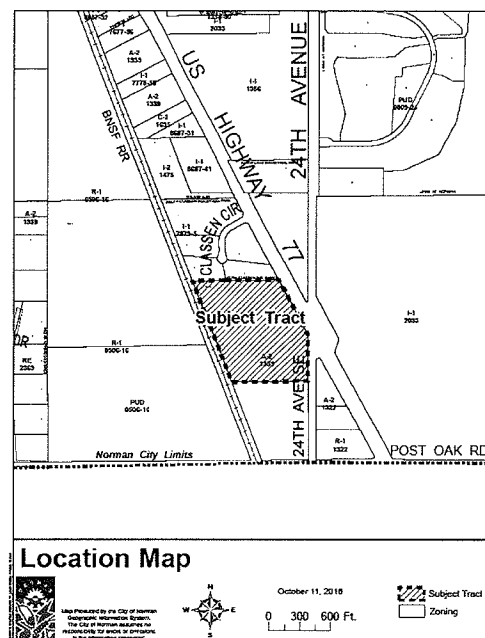
Please join us for a Pre-Development discussion of this proposal on Thursday, October 27, 2016 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room C of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 16-21

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER CEDAR LANE, L.L.C.	ADDRESS c/o Atty Sean Paul Rieger 136 Thompson Drive, Norman, OK 73069
EMAIL ADDRESS c/o Atty Sean Paul Rieger sp@riegerllc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Atty Sean Rieger, 405-329-6070 BEST TIME TO CALL: business hours, M-F

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located

On the west side of S. Classen Blvd., at the interection of S. Classen and 24th Ave. SE

and containing approximately roughly 20 acres acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

A multitude of uses, including multifamily, commercial, office. Final determination of approximate acres in each use is still pending. The site plan provided shows the initial proposal, with multifamily on west side and commercial, office, retail, across frontage.

OF F I C E U S E O N L Y	This proposed development will necessitate (check all that apply): <input checked="" type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input type="checkbox"/> Land Use <input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rezoning to _____ District(s) <input type="checkbox"/> Special Use for _____ <input checked="" type="checkbox"/> Preliminary Plat _____ (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower	Items submitted: <input type="checkbox"/> Deed or Legal Description <input checked="" type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Certified Ownership List <input checked="" type="checkbox"/> Written description of project <input checked="" type="checkbox"/> Preliminary Development Map <input checked="" type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>A-2, Rural Agricultural</u> Current Plan Designation: <u>Industrial</u>	Concurrent Planning Commission Review Requested: _____ Received on: <u>10-10-16</u> at <u>1:34</u> a.m./p.m. <u>(P)</u> by <u>mt</u>
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10 October 2016

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent the Owner in the attached Application for a Pre-Development Information Meeting. We will thereafter be submitting Application(s) for a 2025 Plan Change, Rezoning, and Preliminary Plat.

This project is proposed along the frontage of South Classen, on the west side of Classen, at the intersection of 24th Ave. SE and South Classen Blvd. The property is roughly 20 acres in area and is currently raw land with only oil and gas surface operations in two apparent locations. The property is currently zoned A-2 Rural Agricultural District. It is 2025 planned Industrial.

With the continuing emergence of population and commercial surrounding and along South Classen Blvd., this area has been transforming from prior industrial and agricultural zonings and planning to more align with commercial and population centers. Immediately to the north of this location for instance is a vacant and platted industrial park that has remained empty lots for decades. What had been long ago envisioned as an industrial area has dissipated away from that use.

This project will build upon the emergence of the Walmart Supercenter and other recent influences. This will provide more commercial, retail, office, and multifamily opportunities to complement and enhance the area as Norman grows in this direction.

We respectfully request your support for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

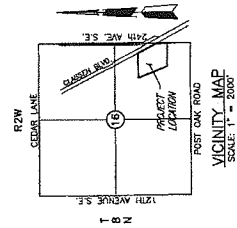
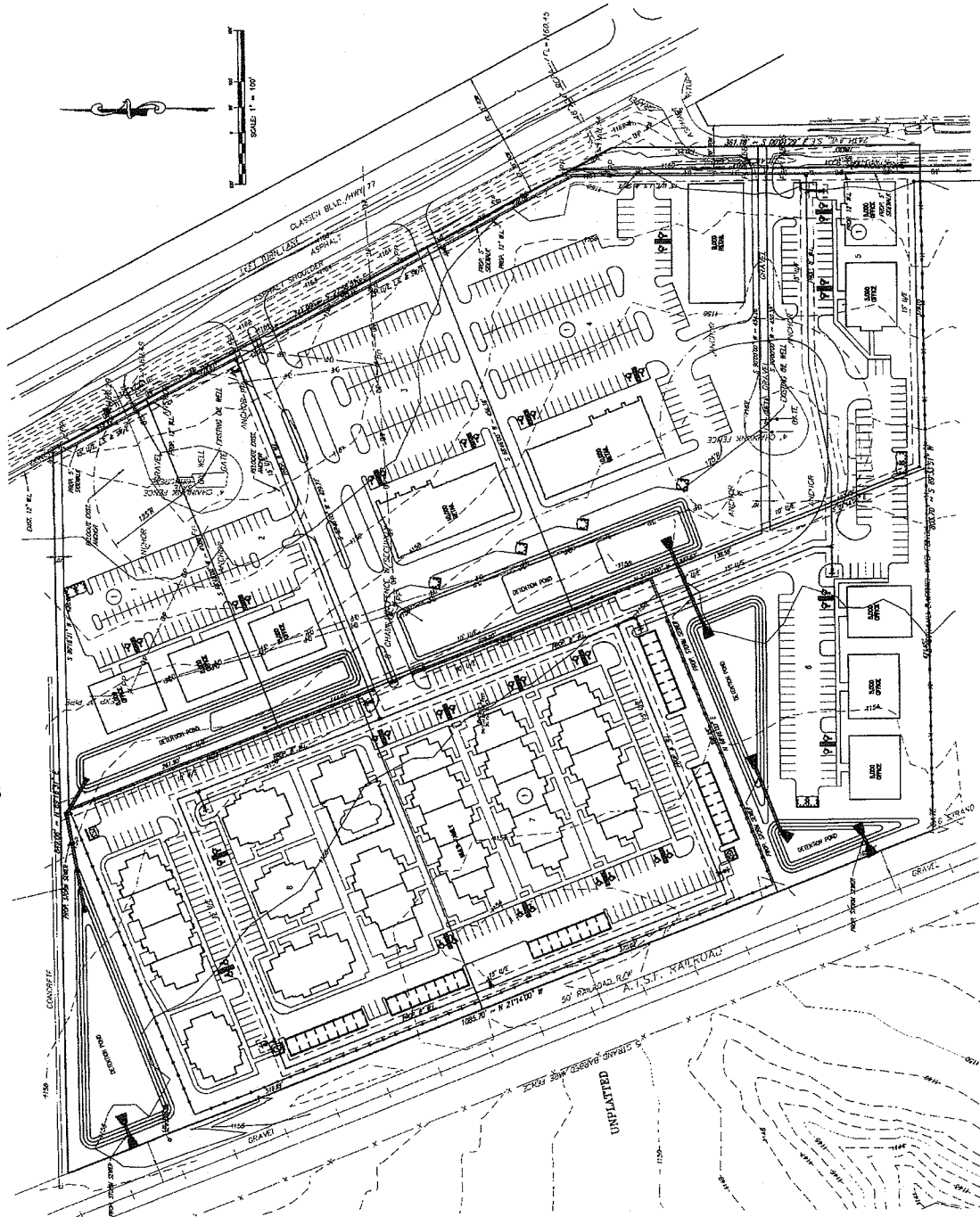
Very Truly Yours,
S.P. RIEGER PLLC

A handwritten signature in black ink, appearing to read 'Sean Paul Rieger', written over a horizontal line.

By: Sean Paul Rieger
Attorney at Law ▪ Architect ▪ Broker

PRELIMINARY DEVELOPMENT MAP
CLASSEN BUSINESS PARK
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE S.E. 1/4, OF SECTION 16, T8N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

UNPLATTED



REPRODUCED FROM THE
 RECORD MAP OF THE
 PROJECT

PRELIMINARY
 DEVELOPMENT MAP

SMC
 Consulting Engineers, P.C.
 815 West 10th - Norman, OK 73101
 (405) 221-7775 Fax: (405) 221-7775
 Website: www.smc-engineers.com

A PLANNED UNIT DEVELOPMENT
Classen Business Park
24th AVE. S.E. & POST OAK RD.
NORMAN, OKLAHOMA

OWNER/DEVELOPER
 CLASSEN BUSINESS PARK, L.P.
 24th Ave. S.E.
 Norman, OK 73101
ENGINEER
 SMC CONSULTING ENGINEERS, P.C.
 815 West 10th S.E.
 Norman, OK 73101
 DATE: 05/15/2007

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